FT RMBS Prado VII

RMBS – Spain

Ratings

Series	Rating	Notional (EUR m)	Notional (% assets)	CE* (% assets)	Coupon**	Final maturity
A	AAA SF	442.9	86.0%	16.0%	3M Euribor + 0.7%	Sept. 2055
B	A- SF	38.6	7.5%	8.5%	3M Euribor + 0.8%	Sept. 2055
C	NR	33.5	6.5%	0.0%	3M Euribor + 0.9%	Sept. 2055
Total		515.0				

* Credit enhancement considers both subordination and a 2% cash reserve at closing.

**At the step-up date (September 2025): the class A coupon rate will step up to three-month Euribor plus a 1.75x* initial margin; the class B coupon rate will step up to three-month Euribor plus a 1.5x * initial margin.

Scope's Structured Finance Ratings constitute an opinion about relative credit risks and reflect the expected loss associated with the payments contractually promised by an instrument on particular payment date or by its legal maturity. See Scope's website for the SF Rating Definitions.

Scope's analysis is based on the portfolio dated 15.10.2020 provided by the originator. The final portfolio as of 05.11.2020 is very similar from the one used for the analysis.

Transaction details

Purpose	Funding
Issuer	FT RMBS Prado VII
Originator/Servicer	Unión de Créditos Inmobiliarios, S.A., Establecimiento Financiero de Crédito (UCI)
Closing date	12 November 2020
Payment frequency	Quarterly (15 March, June, Sept., Dec. of each year)

The transaction is a static cash securitisation of a portfolio of first-lien mortgages on Spanish, owner occupied, residential properties. The loans have been granted by UCI in their ordinary course of business. The portfolio as of 5 November 2020 comprises 4,244 loans granted to 4,244 borrowers resident in Spain.

Rating rationale (summary)

The ratings reflect the legal and financial structure of the transaction; the quality of the underlying collateral; the experience and incentives of UCI as the transaction's originator and mortgage manager; and the exposure to the other transaction counterparties.

Credit enhancement of the rated notes stems from their respective subordination levels as well as a 2% cash reserve fully funded at closing, which will amortise to 2% of the portfolio's outstanding balance, with a floor at 0.25% of the initial pool balance. The class A and class B notes will amortise sequentially and the structure benefits from hedging covering fixed-floating interest rate risk.

Performance assumptions on underlying collateral were mainly driven by: i) an analysis of historical defaults and recoveries vintage data provided by UCI that incorporate changes in underwriting criteria and economic conditions across the historical period; ii) an analysis of the performance of previous securitisations sponsored by UCI; and iii) the credit quality of the underlying portfolio in the context of current macroeconomic conditions in Spain.

UCI will be the transaction servicer and Santander de Titutlización S.G.F.T., S.A will be the cash manager. No back-up servicer will be appointed at closing but Banco Santander S.A. (Banco Santander) will act as back-up servicer facilitator.

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Related Methodologies

General Structured Finance Rating Methodology, December 2019

Methodology for Counterparty Risk in Structured Finance, July 2020

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Rating drivers

Positive rating drivers

Positive portfolio selection. All loans are first-lien mortgages granted to individuals to purchase their main residence. Loans that have special features or were previously restructured or under moratoriums have been excluded from the securitised portfolio. In addition, none of the loans have ever been in arrears.

Portfolio characteristics. The proportion of floating-rate loans in the pool as well as the original loan-to-value ratio are lower than Spanish average. All underlying mortgaged assets are owner-occupied properties.

Portion of portfolio from Prado I. Around 23% of the portfolio comes from Prado I, which has been fully repackaged into this transaction. The weighted average seasoning of these loans is 9.8 years, and their current loan-to-value is 45.1%. Prado I historical performance has been very good, with very low delinquencies and defaults.

Simple structure. The transaction is static and the notes will amortise fully sequentially. In addition, a turbo amortisation mechanism and a class B interest subordination trigger protect most senior noteholders from portfolio performance deterioration.

Negative rating drivers

Historical performance. The historical performance of UCI differs from the average for Spanish mortgage pools originated by banks, with large disparities between vintages. However, the performance of post-2009 vintages has been improved, due to stronger underwriting criteria and an improved Spanish economy.

Third-party origination. UCI's origination relies mostly on a network of external financial consultants. However, the risk analysis of potential debtors is done only by UCI teams.

Limited excess spread. The transaction's excess spread is low, thus increasing its sensitivity to changes in interest rates. We have run stress scenarios to test the impact of this sensitivity.

Interest rate mismatch. The notes pay a floating rate, while a portion of portfolio pays a fixed rate, either for the transaction's life or for a period before switching to floating rate. This creates a mismatch between interest flows, a risk heightened by the low excess spread. A fixed-floating swap will hedge this risk. Basis risk will remain unhedged but is limited.

Upside rating-change drivers

Stabilisation of the Spanish macroeconomic conditions with a return to the previous norm.

Downside rating-change drivers

Spanish macroeconomic uncertainty in relation to the global slowdown. Covid-19 impacts may weigh negatively on collateral pool performance, as higher unemployment may affect the capacity of borrowers to repay.

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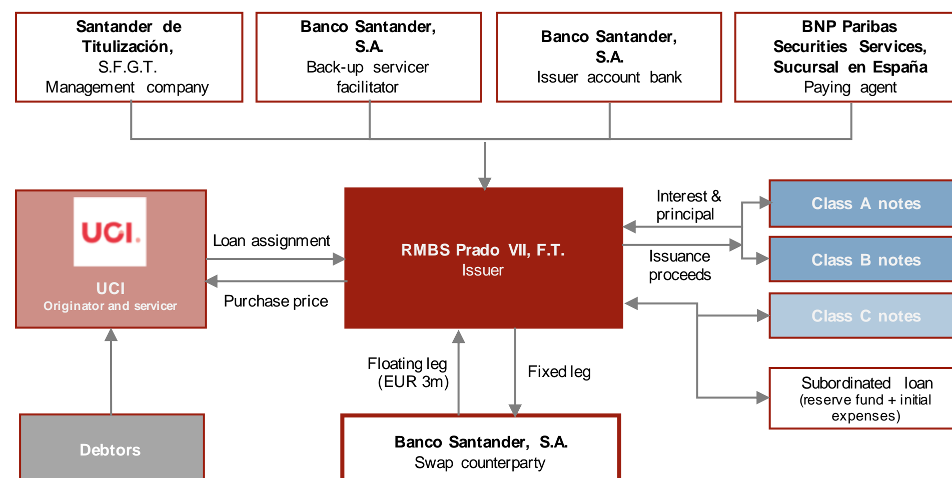
1. Transaction summary

Fondo de Titulización RMBS Prado VII is a static cash securitisation consisting of prime residential mortgage loans originated by UCI and extended to individual borrowers resident in Spain.

The mortgages in the portfolio are extended to 4,244 borrowers. The current pool's balance, as of 5 November 2020, is around EUR 515m with a weighted average current loan-to-value ratio of 67%. Part of the portfolio comes from Prado I (being fully called in June 2020).

Figure 1: Simplified transaction diagram



Source: Transaction documents and Scope

2. Originator and servicer

UCI is a Spanish financial institution supervised by the Bank of Spain and owned equally by BNP Paribas Group and Banco Santander since 1989.

UCI has been originating mortgage loans for 30 years and specialises in the residential sector. The institution first tapped the securitisation market in 1994. Its business model is based on third-party origination.

2.1. Sanctioning and underwriting

UCI's main origination channel is with real estate agents, mainly major franchising networks (e.g., Tecnocasa, Idealista, Redpiso, Remax, Comprarcasa, etc.), which represented 64% of new origination in 2020. Mortgage loans are also originated online (13% in 2020) and to a lesser extent through brokers and UCI's branches. All intermediaries are trained and monitored by UCI on an ongoing basis.

Sales and underwriting functions are independent, and the underwriting process is entirely performed by UCI. The risk team is composed of 46 professionals with an average experience of more than 15 years.

A large portion of the mortgages extended by UCI (around 39.9% in 2020) have a loan-to-value of above 80%; however, their average debt-to-income ratio is around 29.5%. In some instances, collateral also includes a second property, increasing guarantee coverage.

Underwriting decisions are mainly based on the client's risk profile, the quality of the property, the type of loan and the upfront down-payment.

UCI also focuses on responsible lending practices and has developed specific policies for financing ‘green’ housing.

2.2. Collateral appraisals

Third-party property valuations used for sanctioning

Collateral appraisals are conducted by independent third parties authorised by the Bank of Spain, consistent with Spanish market standards. An internal department in UCI monitors and audits property valuations performed by external appraisers. UCI also performs land inquires through a network of external law firms.

2.3. Servicing and recovery

The team in UCI tasked with collection, pre-trial and litigation processes comprises 150 professionals, who are trained on an ongoing basis. External lawyers and bailiffs working with UCI are paid based on their performance.

UCI’s recovery strategy is to manage the client relationship and explore all possible workout solutions, rather than to accelerate recovery.

The recovery process begins once an unpaid amount is confirmed, mainly via friendly notifications by letter, SMS, and weekly calls. The borrower is offered several options to cure the arrears, with restructuring preferred by UCI. If the arrears amount is not cured, UCI starts the litigation process to repossess the property, either through a payment in kind or the judicial process. The real estate department will then manage the repossessed properties and market them.

3. Financial structure

3.1. Capital structure

Three classes of notes will be issued (A, B, and C). The issuance proceeds will be used to purchase the portfolio of assets. Notes will amortise sequentially.

3.2. Cash reserve

Cash reserve provides liquidity coverage

A cash reserve equal to 2% of the initial portfolio balance will be funded with a subordinated loan provided by UCI. The reserve will amortise during the life of the transaction to 2% of the outstanding portfolio balance, with a floor of 0.25% of the initial pool balance.

The cash reserve will be available to cover any shortfalls on class A and B interest and any payments senior to them, as well as any shortfalls on the rated notes’ principal at the end of the transaction’s life. We estimate that the reserve can cover costs and rated notes’ interest for around three quarterly payment dates, depending on the interest rate.

3.3. Priority of payments

Senior noteholders benefit from sequential amortisation

The structure features a combined priority of payments. The interest waterfall includes a turbo feature during the amortisation period that prevents leakage to the class C notes. In addition, principal collections from the assets can be used to cover unpaid costs and senior interest. The class B interest can also benefit from principal collections after the class A notes are fully repaid.

Figure 2: Simplified available funds and priority of payments

	Simplified priority of payments
Available funds	
	Interest and principal collections
	Interest earned from issuer account and eligible investments
	Cash reserve
	Swap payments
Pre-enforcement	
i	Senior fees, expenses and taxes
ii	Amounts due under interest rate swap agreement
iii	Interest due on class A
iv	Interest due on class B, unless a class B interest deferral trigger event has occurred
v	Cash reserve replenishment up to target level
vi	Class A target amortisation amount (if no turbo event has taken place); all remaining available funds to repay outstanding class A principal if a turbo event has taken place
vii	Interest due on class B if the class B interest deferral trigger event has occurred
viii	Class B target amortisation amount (if no turbo event has taken place); all remaining available funds to repay outstanding class B principal if a turbo event has taken place
ix	Interest due on class C
x	Class C target amortisation amount (if no turbo event has taken place); all remaining available funds to repay outstanding class C principal if a turbo event has taken place
xi	Subordinated payments, including servicing fees, unless servicer is replaced, in which case fees are paid under item (i)
Post-enforcement	
i	Senior fees, expenses and taxes
ii	Amounts due under the interest rate swap agreement
iii	Interest due on class A
vi	All remaining available funds to repay outstanding class A principal
vii	Interest due on class B
viii	All remaining available funds to repay outstanding class B principal
ix	Interest due on class C and all remaining available funds to repay outstanding class C principal
x	Subordinated payments, including servicing fees unless servicer is replaced, in which case fees are paid under item (i)

Class A target amortisation amount: equal to the outstanding balance of class A, B and C notes, minus the aggregated outstanding principal of all non-defaulted receivables.

Defaulted receivables: receivables over 12 months in arrears or deemed not recoverable by the servicer.

Class B target amortisation amount: once class A notes have been fully redeemed, this is equal to the outstanding balance of class B and C notes, minus the aggregated outstanding principal of all non-defaulted receivables.

Class C target amortisation amount: once class A and B notes have been fully redeemed, this is equal to the outstanding balance of class C notes, minus the aggregated outstanding principal of all non-defaulted receivables.

Turbo amortisation event: This event occurs if cumulative defaults are equal to or exceed 1%, 2%, 3%, 4% or 5% of the initial portfolio balance in the first five years of the transaction, respectively. It will also occur from the step-up date of 15 September 2025. A

turbo amortisation event will result in all funds available after paying the first five items in the priority of payments being diverted to amortise class A notes.

Class B interest deferral trigger: If cumulative defaults are equal to or exceed 2.3%, 4.5%, 6.2%, 7.9%, or 9.6% of the initial portfolio balance during the first five years of the transaction, respectively, or 11.5% in the subsequent years, the interest payments on the class B notes will rank seventh in the waterfall.

4. Asset analysis

4.1. Initial portfolio

The Prado VII portfolio quality (in terms of selection criteria) is better compared to previous Prado transactions.

The pool of mortgages is very standard, referencing only first-lien mortgages granted to individuals for the purchasing of residences. Previously delinquent or restructured loans have been excluded from the pool. Additionally, around 8.9% of the outstanding balance have an additional third-party guarantee, and around 34.74% have more than one mortgage securing the relevant loan.

The riskier loan exposure is minimal: there are no released bridge loans, the exposure to riskier loans (DTI of above 50% or original loan-to-value of above 90%) is controlled, and the proportion of fixed-rate loans is higher than the average in the Spanish mortgage market.

Figure 3: LTVs

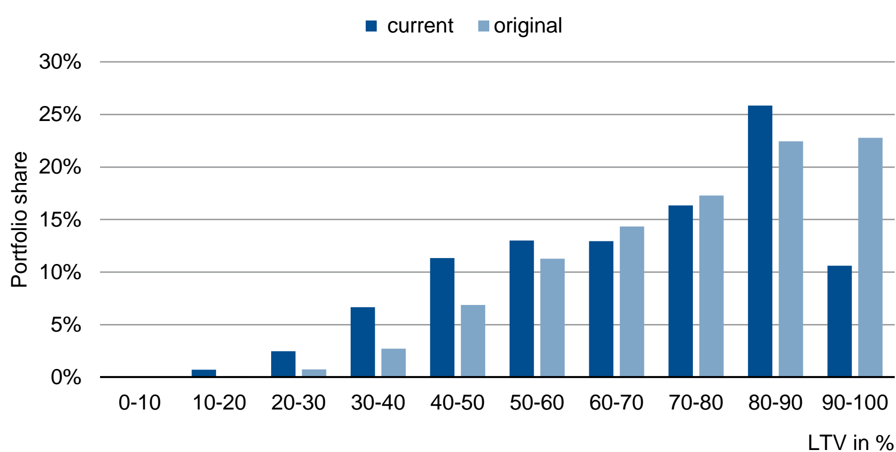


Figure 4: Debt to income

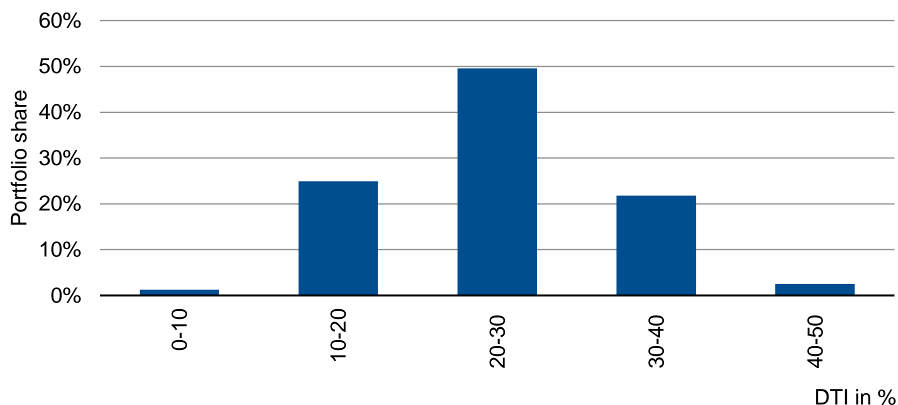


Figure 5: Seasoning

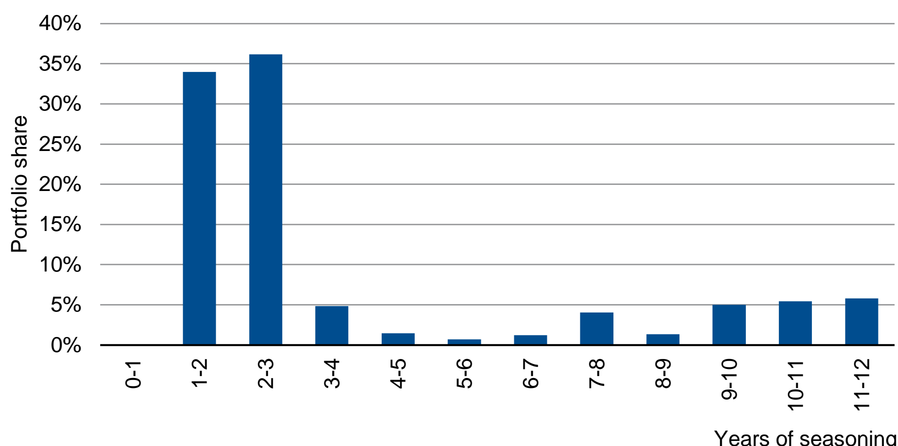


Figure 6: Loan interest type

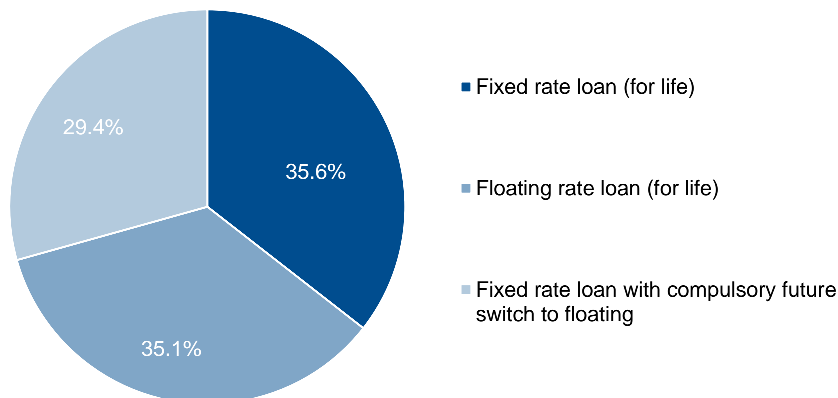
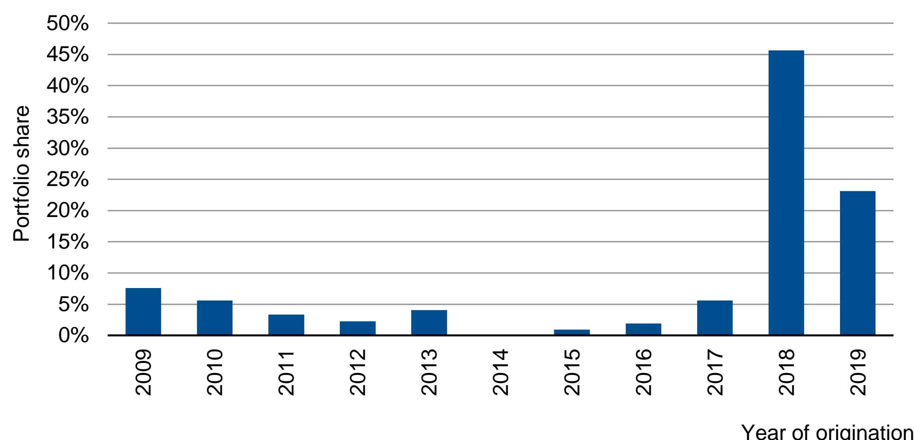


Figure 7: Origination year



4.2. Representations on the portfolio provided by the originator

At closing, UCI will provide the representations and warranties on the securitised portfolio. Some of these are listed below in simplified language.

- None of the loans have ever been in arrears and will not be in arrears at closing.
- Each loan constitutes a legal, valid, binding and enforceable contractual obligation with full recourse to the relevant borrower.
- Loans can be freely transferred and are not subject to any encumbrances.
- All loans have been granted by the seller to individuals for the acquisition of primary, finished residences in Spain and are secured by these properties. None of the loans have been granted to real estate developers.
- All loans pay via direct debit.
- All loans are denominated in euros and governed by Spanish law.
- All loans have been completely disbursed and none are restructured receivables.
- All loans are monthly French amortising loans on which at least one instalment has been paid.
- No loans have an original loan-to-value ratio of more than 100%.
- All of the borrowers are individuals resident in Spain.
- No loans will be under any Covid-19 moratorium at closing.

4.3. Permitted loan renegotiations

The documentation allows the servicer to modify a loan's terms and conditions, subject to the following limitations:

- The outstanding balance of the loan may not increase.
- The frequency of repayments may not change.
- Reductions in borrower instalments are limited at 15% of the portfolio's initial outstanding balance.
- If an interest rate changes from fixed to variable, the margin on the reference index may not fall below 0.75% and the reference rate must be Euribor.
- If an interest rate changes from variable to fixed, the interest rate cannot be lower than 1.25% and such terms shall last at least 15 years.
- An extension on a loan's maturity cannot exceed the notes' legal maturity.

The servicer must inform the management company of any loan amendments.

4.4. Portfolio modelling assumptions

We derived the expected portfolio default rate distribution based on vintage data provided by UCI, which covers a period from 2001 to 2018; our analysis of Spanish mortgage defaults; and our expectations on the Spanish macroeconomic environment. We gave no credit to the loans' seasoning when calibrating defaults as vintage data covered a shorter period than the overall loan terms. We calibrated recovery rates based on expected property disposal proceeds, without considering other forms of security or financial guarantees. Expected recovery rates consider vintage data covering the 2006-2018 period, line-by-line repossession data provided by UCI, and our expectations on the Spanish real estate market's dynamics. Recovery timing is based on workout times recorded by UCI on impaired loans closed during 2006-18.

Figure 8: Portfolio modeling inputs

	Portfolio
Mean default rate	7%
Coefficient of variation	85%
Base case recovery rate	75%
AAA rating-conditional recovery rate	45%
Recovery timing	20% for year 5 to 9 each
CPR	5.0%

4.4.1. Default rate analysis of portfolio

Vintage data used to calibrate portfolio default

The analysis of the historical performance of the mortgages of UCI was instrumental in the definition of the assumptions regarding future default rate behaviour of the portfolio. The vintage data covers cohorts since 2001 till 2018 and exhibits two distinct behaviours, with the worst origination years being between 2004-2008 due to a combination of lax underwriting criteria and seasoning of the loans when the European Sovereign Crisis affected the Spanish economy (see Figure 12 in Appendix II). Loans originated before 2009 have been excluded from the securitised portfolio. The default rate assumptions at 360 days were also benchmarked versus a top-down analysis based on both (i) a macro view of a AAA default rate for Spain and (ii) the loan-by-loan characteristics of the UCI pool, which are better than the previous Prado transactions.

Our default rate assumptions are thus summarised into a mean default rate of 7% and a coefficient of variation of 85%.

4.4.2. Recovery rate analysis

We were provided with historical performance data on recoveries, incorporating both (i) cure, (ii) potential restructuring and (iii) repossession (see Figure 13 in Appendix II).

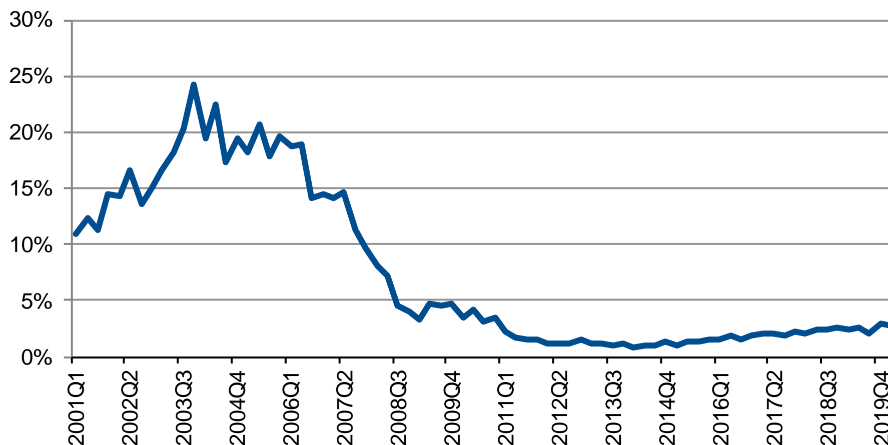
In order to define our AAA recovery rate assumption, we used two approaches:

- We looked at the average recovery rate implied by the repossession as our base case rate, and
- We also computed the AAA recovery rate using our Market Value Decline Assumptions for the Spanish Property market using the geographical distribution.

4.4.3. Constant prepayment rate (CPR)

The base case CPR assumption was 5%, based on historical levels observed in UCI's mortgage book. The data shows a significant decrease in prepayments from 2008 (from the 15%-25% range to 3%-5%), mainly explained by the decrease in loan interest rates. Before 2008, debtors refinanced mortgage loans more frequently and sought lower interest rates. We also tested the structure considering a 15% CPR.

Figure 9: Annualised CPR



Source: UCI and Scope

4.5. Interest rate risk and hedging structure

Swap to hedge interest rate mismatch from fixed-rate assets

The portfolio is composed of 35.6% of fixed-rate loans, 29.4% of mixed-rate loans (i.e. loans with a fixed rate during an initial period that then switches to a floating rate linked to 12-month Euribor), and 35.1% of floating-rate loans linked to 12-month Euribor. Interest due on the notes is linked to three-month Euribor.

A fixed-floating swap will mitigate interest rate risk in the fixed-rate portion of the portfolio. Under the swap's terms, the issuer pays a fixed rate of -0.224% while the swap counterparty pays the three-month Euribor rate due on the notes. The swap's notional will consist of the outstanding performing balance of all fixed-rate loans, including mixed-rate loans in their fixed-rate period.

There are no structural mitigants for the basis risk arising from the mismatch between 12-month Euribor received from the portfolio and the three-month Euribor due on the notes. Our analysis considered this risk by applying a 30bps reduction on the margins of all floating-rate loans, including mixed-rate loans in their floating-rate period. We also applied an additional 15bps reduction on the margins, to account for the margin compression risk if highest yielding loans either prepay, are renegotiated or default.

5. Quantitative analysis

We used a cash flow tool to analyse the transaction and applied a large homogenous portfolio approximation approach when modelling the granular collateral pool. The key assumptions derived from the model were applied to the cash flow analysis of the transaction over the amortisation period.

The expected loss of each tranche was calculated based on an inverse Gaussian default distribution for a probability-weighted loss. The cash flow tool also produced the expected weighted average life for the rated notes.

Front-loaded default timing considered

We derive a front-loaded default timing term structure by leveraging the portfolio amortisation schedule. Back-loaded default scenarios are not as severe owing to credit enhancement build-up and the effect of seasoning on the portfolio. The cumulative default-timing assumptions are shown in Figure 10.

Figure 10: Default-timing assumptions for the portfolio

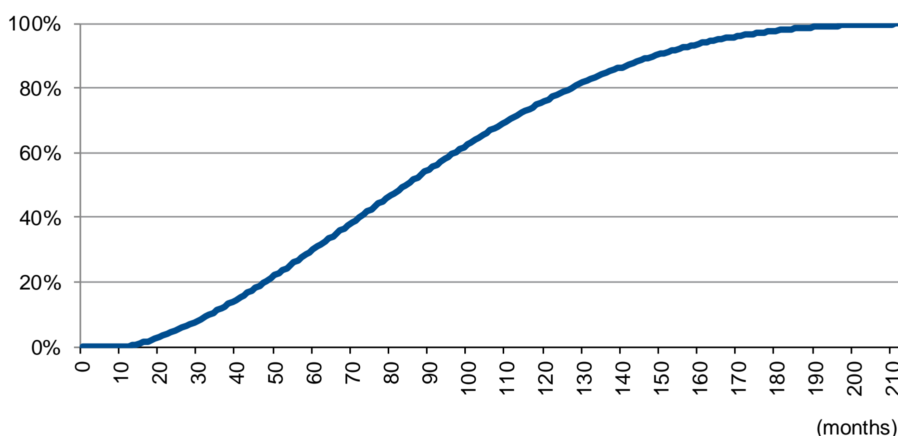
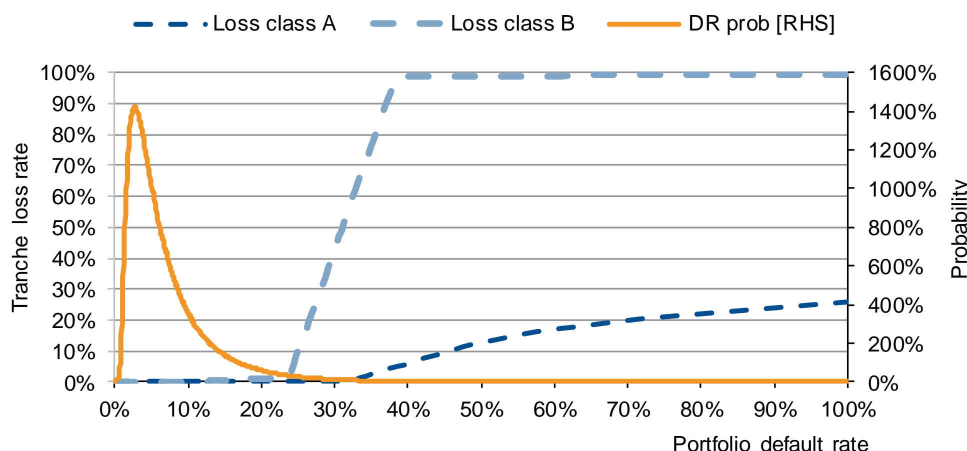


Figure 11 shows the losses of the rated notes at all portfolio default rates. It shows how credit enhancement, structural features as well as recovery proceeds in the event of default will protect the rated note.

Figure 11: Cash flow model results for base case mean default rate and coefficient of variation; rating case recovery rate and zero constant prepayment rate



Note: The probabilities displayed on the right-hand side axis must be seen in the context of the calculation of probability density

6. Rating stability

6.1. Rating sensitivity

We tested the resilience of the rating against deviations in the main input parameters: the portfolio mean default rate and the portfolio recovery rate. This analysis has the sole purpose of illustrating the sensitivity of the rating to input assumptions and is not indicative of expected or likely scenarios.

The following shows how the ratings would change if the portfolio's expected default rate increased by 50% and the portfolio's expected recovery rate reduced by 50%, respectively:

- Class A: sensitivity to probability of default, two notches; sensitivity to recovery rate, two notches
- Class B: sensitivity to probability of default, one notch; sensitivity to recovery rate, one notch.

6.2. Break-even analysis

No losses for rated notes at break-even or lower portfolio default rates

The resilience of the ratings is shown through the break-even default rate analysis. Class A would have no losses at portfolio lifetime default rates of: i) 18.7% or lower, assuming a 0% recovery rate; or ii) 31.4% or lower, assuming a 45% rating-conditional recovery rate.

Class B would have no losses at portfolio lifetime default rates of: i) 11.2% or lower, assuming a 0% recovery rate; or ii) 11.5% or lower, assuming a 57% rating-conditional recovery rate.

7. Sovereign risk

Sovereign risk does not limit the transaction's ratings

Sovereign risk does not limit any of the ratings. The risks of an institutional framework meltdown, legal insecurity, or currency convertibility problems due to due to Spain's hypothetical exit from the eurozone – a scenario which we still deem to be highly unlikely – are not material for the notes' ratings.

The rating analysis factors in the deteriorating economic outlook and the macroeconomic uncertainty. Spain's GDP is expected to contract before reverting to a slow growth once the pandemic ends. Unemployment is also expected to increase. Although the ultimate impact on Spanish consumers' financial performance remains unclear, given the governmental support measures, we still expect it to be severe.

Moreover, a new wave of the pandemic in Spain followed by lockdown measures may exacerbate uncertainties and result in the crystallisation of this adverse scenario.

For more insight into our fundamental analysis of the Spanish economy, refer to our press release on the Kingdom of Spain, dated 21 August 2020.

8. Counterparty risk

The transaction's counterparty risk does not limit the ratings on the notes. We do not consider any of the counterparty exposures to be excessive.

8.1. Operational risk from servicer

Back-up servicer facilitator mitigates servicer disruption risk

Operational risk from the mortgage manager is well mitigated. Banco Santander will be appointed at closing as back-up servicer facilitator. Upon a servicer disruption event, the bank will assist the issuer in finding a servicer replacement within 60 days. In addition, the management company will act as an independent cash manager.

Commingling risk is immaterial

Comingling risk from the exposure to UCI as mortgage manager is immaterial for the ratings, based on the limited exposure and the short holding periods. UCI collects payments via direct debit in a general account under its name. One day following receipt, the payments are deposited into an account, also under the issuer's name, held at Banco Santander. In the event of the servicer's insolvency, the management company will ask the servicer to notify borrowers that their loans will be assigned to the issuer and to direct all subsequent payments to the issuer's account held with Banco Santander.

8.2. Counterparty risk from account bank and paying agent

Banco Santander will act as account bank provider, holding the cash reserve and collections from the assets until they are transferred to the paying agent one business day before each quarterly payment date.

Account bank risk is mitigated by Banco Santander's high financial strength as well as a replacement trigger upon loss of a BBB rating by Scope.

BNP Paribas Securities Services will act as paying agent. There is no rating trigger to replace the paying agent, but counterparty risk is mitigated by the bank's high financial strength and the limited exposure of one day.

8.3. Set-off risk from originator

Immaterial set-off risk

Set-off risk is limited in Spain as only liquid, due and payable credit rights prior to a declaration of insolvency can be set off against any deposits or credits against the originator. This risk is further mitigated by UCI not being a deposit-taking institution. Set-off risk is therefore immaterial for the ratings.

8.4. Exposure to the swap counterparty

Counterparty risk associated with swap counterparty Banco Santander is sufficiently remote owing to its high financial strength. Standard collateralisation and replacement triggers at loss of BBB by Scope further mitigate this risk.

9. Legal structure

9.1. Legal framework

This securitisation is governed by Spanish law and represents the true sale of assets to a bankruptcy-remote vehicle without legal personality, represented by Santander de Titulizacion, SGFT, SA, the management company.

Changes to the documentation require a formal approval by the Spanish stock market regulator (Comisión Nacional del Mercado de Valores).

9.2. Use of legal and tax opinions

We have reviewed legal opinions produced by Cuatrecasas, Gonçalves Pereira S.L.P., which support our analytical assumptions on the transaction's legal and tax setup.

10. Monitoring

Scope analysts are available to discuss all the details surrounding the rating analysis

We will monitor this transaction based on performance reports from the management company as well as other available information. The ratings will be monitored on an ongoing basis.

Scope analysts are available to discuss all the details surrounding the rating analysis, the risks to which this transaction is exposed and the ongoing monitoring of the transaction.

11. Applied methodology and data adequacy

We analysed this transaction using our General Structured Finance Rating Methodology, dated December 2019, and our Methodology for Counterparty Risk in Structured Finance, dated July 2020, both available on our website, www.scoperatings.com.

UCI provided default data, segmented by quarterly vintage of origination, using both a '90 days past due' and a '360 days past due' default definition, and covering a period from 2001 to 2018. UCI also provided recovery data, segmented by quarterly vintage of default, using both a '90 days past due' and a '360 days past due' default definition, and covering a period from 2006 to 2018. In addition, UCI provided line-by-line repossession data to complement the vintage analysis on historical recovery data, covering a period from 2006 to 2018. as well as dynamic delinquency and prepayment information for the period 2001 to 2018. The data provided was sufficiently granular.

I. Summary of portfolio characteristics

Key features	Portfolio as of 5 November 2020
Originator	UCI
Closing date	12.11.2020
Portfolio balance (EUR m)	**515**
Number of assets	4,244
Average asset size (EUR)	121,348
Maximum asset size (EUR)	726,755
Minimum asset size (EUR)	10,032
Weighted average seasoning (years)	3.9
Weighted average remaining term (years)	25.5
Largest obligor	0.1%
Top 10 obligors	1.2%
Largest region (by property value)	34.4% (Madrid)
Top three regions	77.9% (Madrid, Catalonia, Andalucia)
Current weighted average margin (pure floating loans)	1.6%
Fixed-rate loans (% of balance)	35.6%
Mixed-rate loans (% of balance)	29.4%
Floating-rate loans (% of balance)	35.1%
Current weighted average loan-to-value ratio	67.0%
Amortising loans	100%

II. Historical data provided by the originator

UCI provided historical vintage data and line by line repossession data on its mortgage book covering the 2001-2018 period for defaults and 2006-2018 for recoveries.

Figure 12: Defaults based on 360dpd

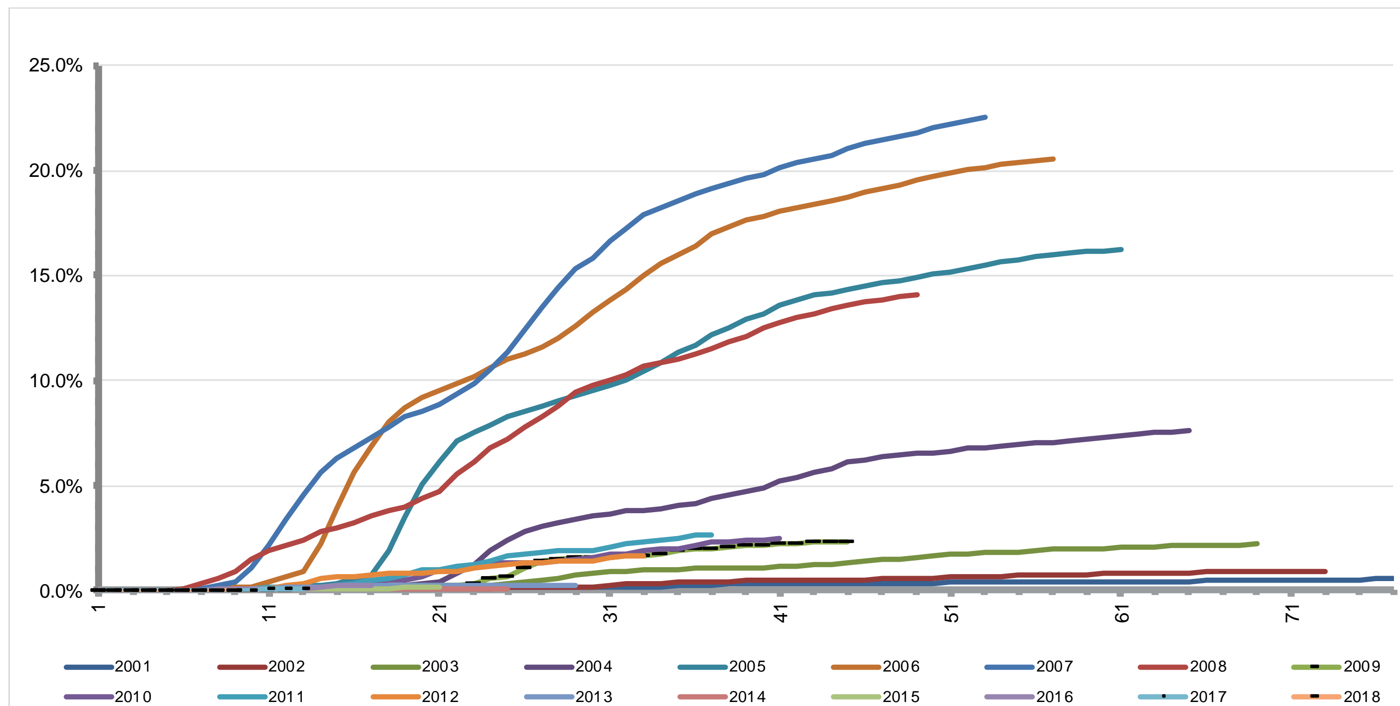


Figure 13: Recoveries

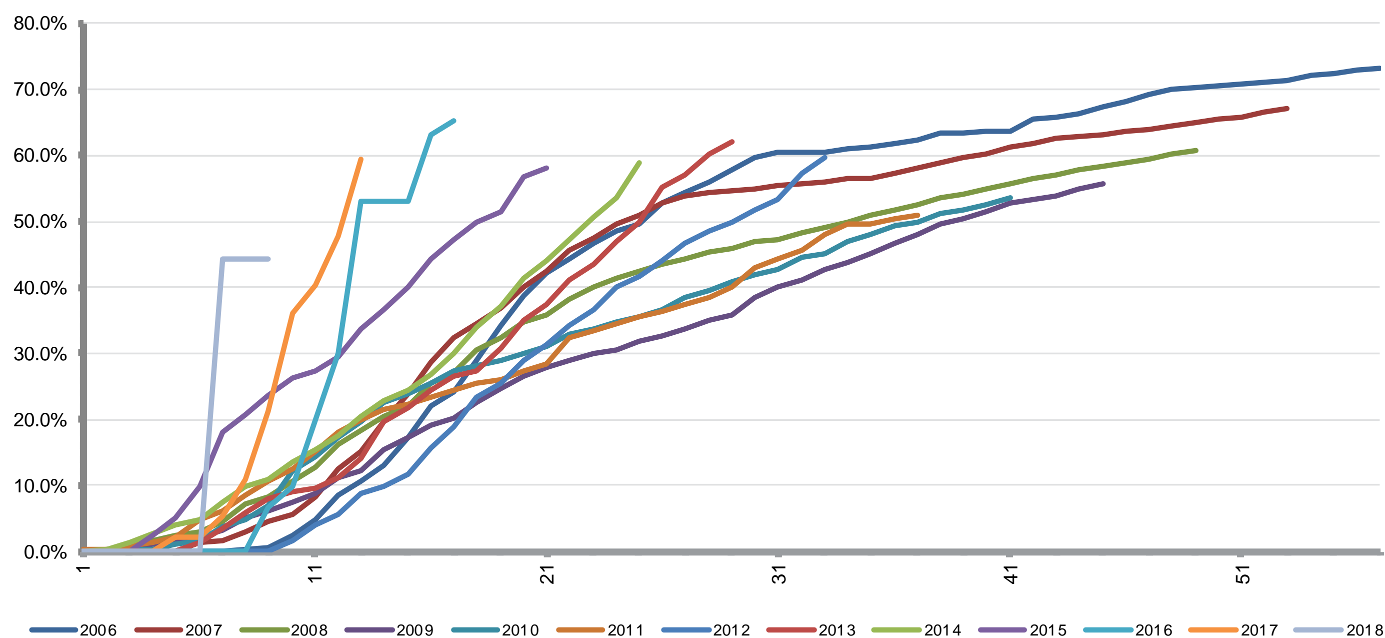
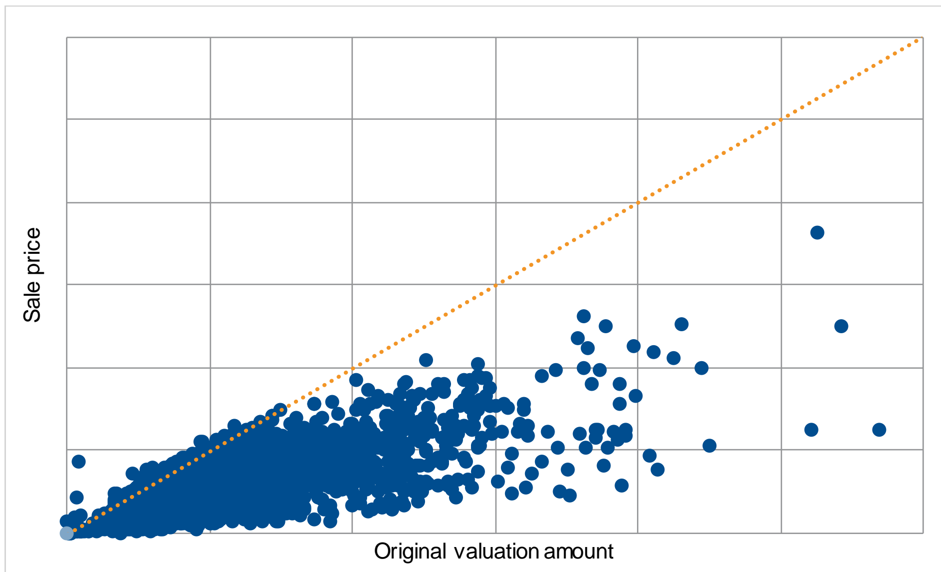


Figure 14: Repossession data: Sales from 2007 – 2020; 6,355 data points



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